

Clark County Comprehensive Plan 2016 Update

Planning for growth 2015 – 2035

BOCC Principles and Values

Purpose

The Board of County Commissioners developed the Principles and Values to guide the 2016 periodic update process.

Employment Lands

1. Equalize land allocation and jobs/population ratio so that cities have equitable share of jobs – diverse job base.
2. Mapping: Put job lands close to transportation so that capacity is provided to job opportunities.
3. Ground-truth where residential and jobs “make sense” – no more “wetland industrial.”
4. Focus Public Investment Areas – “hubs” of job growth that can be serviced effectively (adjust Transportation Improvement Plan if necessary).
5. Maximize the potential for the county’s railroad as a job-creating asset.
6. Prioritize lands that are most likely to provide “family-wage jobs” as defined in the comprehensive plan policies.

Housing

1. Vancouver UGB: minimize residential growth (there will be some residential growth but not dense residential growth, especially where there already exists large-lot, high-value development). Minimize doesn’t mean “don’t” but lower density of residential growth.
2. Maintain a mix of housing options (a variety of housing densities – large, medium, and small lots).
3. Identify school sites or areas where school buildings will be necessary inside the new hubs of residential areas (need sites close to where children will be). Avoid penalizing property owners in the process.

Community Design

1. New growth needs to blend well with existing neighborhoods (i.e., transition zones, buffering, gradual transitions in development style, type).

Rural Lands

1. Minimize the conversion of productive farmland – those lands which have long-term commercial agricultural viability. Is it being used today for commercial agriculture?

Other Land Use

1. Ensure good geographic distribution of commercial lands.
2. Breaks/Green spaces between communities – natural borders
3. Use an integrated view in examining the proposed boundaries and plan map.

Tax Base

1. Maintain county tax base (generate revenue necessary to provide services).
2. Balance between the cities.
3. Resulting tax base (e.g. jobs, residential that doesn't result in great demand for schools) needs to be equitable for school districts. Tax base equitably distributed between residential and job producing lands.

Mapping Implications

1. La Center needs greater economic diversification opportunities and multi-family land use designations.
2. Ground-truthing is extremely important for employment.
3. Lands with few if any constraints ("easy") should be allocated first for employment.
4. Employment-reserve overlay for lands served by county railroad corridor.

Allocation

1. Guided by the values identified (in the previous topics).
2. Ground-truthing will clarify/define the allocation (versus "assigned").